

ZB# 78-5

Frank Wortman/  
Robert Loeven

(no SBL given)



7B-5 Wortmann, Hank / Robert Lotven (owner)

Public Hearing:

Feb. 27, 1978

8:15 p.m.

Check to T.C.

on 3/17/78

File

# GENERAL RECEIPT

3592

TOWN OF NEW WINDSOR  
555 Union Avenue  
New Windsor, N. Y. 12550

March 17 1978

RECEIVED OF Frank Wortmann \$ 25.00  
Twenty-five and 00/100 DOLLARS

FOR Zoning Variance #78-5

DISTRIBUTION:

FUND	CODE	AMOUNT
25.00		
check		

BY Charlotte Marcantonio

Deputy

TITLE

Williamson Law Book Co., Rochester, N. Y. 14609

3/6/78 -  
Board can vary the requirement  
for water if Mr. Wortmann  
requests. 2-fam. houses.  
RR

25.00		
check		

Williamson Law Book Co., Rochester, N. Y. 14609

Deputy

TITLE

3/6/78 -  
Board can vary the requirement  
for water if Mr. Wortmann  
requests. 2-fam. houses.  
PR

Application denied  
2/27/78.  
PR.

ZONING BOARD OF APPEALS : TOWN OF NEW WINDSOR

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In the Matter of the Application of

FRANK WORTMANN and ROBERT LOEVEN

#78-5.

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DECISION DENYING  
USE VARIANCE

WHEREAS, FRANK WORTMANN of 32 Weather Oak Hill, Town of New Windsor, New York and ROBERT LOEVEN of Browns Drive, Town of New Windsor, N. Y., have applied to the Zoning Board of Appeals for a use variance to permit construction of three four-family dwellings in an R4-A zone (four-family dwellings not permitted), on property owned by Robert Loeven and located on Weather Oak Hill and Moore's Hill Road in the Town of New Windsor, N. Y.; and

WHEREAS, a public hearing was held on the 27th day of February, 1978 at which time numerous property owners were present and submitted a petition in opposition to the application before the board; and

WHEREAS, notice of public hearing was duly sent to residences and businesses as prescribed by law, and published in The Evening News, also required by law; and

WHEREAS, one of the applicants, FRANK WORTMANN, appeared with his proposal at the time of the public hearing; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following findings of fact in this matter:

1. In view of the findings of law set forth below, the Board does not reach the question of whether or not the proposed use to be authorized by the variance sought herein will alter the essential character of the locality.

WHEREAS, the Zoning Board of Appeals makes the following determinations of law in this matter:

1. The applicant has failed to show on the record that the return from the property would not be reasonable for each and every permitted use under the applicable Zoning Ordinance.

2. The applicant has failed to show on the record as sufficient evidence that his plight is due to unique circumstances and not to general neighborhood conditions.

NOW THEREFORE BE IT RESOLVED that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR deny a use variance as requested by the applicant.

BE IT FURTHER RESOLVED that the Secretary of the Zoning Board of Appeals is directed to forward a copy of this decision to the applicant, the Town Planning Board and the Town Clerk.

Dated: March 13, 1978.

S/ Richard Jenwick  
~~VINCENT DEVON, Vice Chairman~~  
Acting

INTER-OFFICE CORRESPONDENCE

TO: ZONING BOARD OF APPEALS MEMBERS  
FROM: ANDREW S. KRIEGER  
SUBJECT: WORTMANN APPLICATION FOR TWO-FAMILY HOME USE  
DATE: March 23, 1978

You will recall at our last meeting Frank Wortmann had a preliminary hearing on the construction of two-family homes on his 12 acre parcel. To the best of my recollection, the area was zoned for two-family homes with a reservation that there must be central sewer and water and the only respect in which Mr. Wortmann did not qualify was a failure to have central water. I have checked the law and it appears that the ZBA has the power to grant a variance for the failure to have central water and I have so advised Mr. Wortmann pursuant to his specific inquiry.

ANDREW S. KRIEGER

ASK:pr

178-5-

Public Hearing -  
2/27/78 -  
8 p.m.

TOWN OF NEW WINDSOR  
ORANGE COUNTY, N. Y.  
OFFICE OF ZONING - BUILDING INSPECTOR

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

File No. ....

Date JANUARY 19, 1978

To FRANK WORTMAN

PLEASE TAKE NOTICE that your <sup>REQUEST</sup> application dated JANUARY 19, 1978

for permit to ERECT A FOUR FAMILY BUILDING

at the premises located at WEATHER OAK HILL & MOORE'S HILL ROAD

is returned herewith and disapproved on the following grounds:

FOUR FAMILY DWELLING NOT PERMITTED IN R4A ZONE /  
use variance needed -  
(town) (no central water - sewer only.)

Howard R. Covert  
Building Inspector



Feb. 27, 1978.

We the undersigned, have no objection to the rezoning of the following properties: 32-1-16.1, 32-1-16.2, 32-1-16.3, for multiple dwelling units.

1. James Cooney 7 Weather Oak Hill
2. Eva Cooney 1 " " "
3. Mary Ann Ryan 21 Weather Oak Hill
4. ~~Wm C. Hughes~~ 12 ~~Moose Hill Road~~ ~~of New Windsor~~
5. ~~Lee J. Juch~~ 6071 Hebert Rd, MD 20870
6. Angelo Sakabalis 606 Little Britain Rd, MD 20870 Dealers choice
7. Frank Jannette MD35 Browns Drive New Windsor, N.Y.
8. Sophie Danace 19 Weather Oak Hill, N.Y.
9. Emma Danace 19 Weather Oak Hill New Windsor.
10. Robert Santos Cumberland Farms Store
11. Anna C. Loeren 7 Weather Oak Hill New Windsor, N.Y.
12. Irene Brown ~~23~~ Moores Hill Road, New Windsor
13. James Brown " " " "
14. Edith Petzold " " " "
15. Elsie Mason 33 Weather Oak Hill New Windsor, N.Y.
16. Ruth E. Travis Moores Hill Road, New Windsor
17. Jeffery Dzelgze Moores Hill Rd New Windsor
18. Joseph Luvette
- 19.
- 20.



838 BROADWAY • NEWBURGH, N. Y. 12550  
(914) 562-4800

February 24, 1978

Mr. Frank Wartman  
32 Weather Oak Hill Road  
New Windsor, NY 12550

Dear Mr. Wartman:

We have had a listing on your undeveloped land on  
Moore's Hill Road for more than one year and have  
not been able to generate buyer interest for said  
property.

Sincerely,

  
Kenneth W. Davies

djd



TOWN OF NEW WINDSOR  
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

78-5  
(Number)

1/26/78  
(Date)

I. Applicant information:

- (a) ROBERT LEOVEN and FRANK WORTMANN - 32 Weather Oak Hill, New Windsor  
(Name, address and phone of Applicant)
- (b) FRANK WORTMANN  
(Name, address and phone of purchaser or lessee)
- (c) \_\_\_\_\_  
(Name, address and phone of attorney)
- (d) \_\_\_\_\_  
(Name, address and phone of broker)

II. Application type:

- ☒ Use variance
- ☐ Area variance
- ☐ Sign variance
- ☐ Special permit

III. Property information:

- (a) R4A WEATHER OAK HILL 4<sup>+</sup> ACRES  
(Zone) (Address) (M B L) (Lot size)
- (b) What other zones lie within 500 ft.? R4-A
- (c) Is a pending sale or lease subject to ZBA approval of this application? yes
- (d) When was property purchased by present owner? \_\_\_\_\_
- (e) Has property been subdivided previously? YES When? 75
- (f) Has property been subject of variance or special permit previously? No When? \_\_\_\_\_
- (g) Has an order-to-remedy violation been issued against the property by the Zoning Inspector? No If so, when \_\_\_\_\_
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail \_\_\_\_\_

78-5  
(Number)

1/26/78  
(Date)

I. Applicant information:

- (a) ROBERT LEOVEN and FRANK WORTMANN - 32 Weather Oak Hill, New Windsor  
(Name, address and phone of Applicant)
- (b) FRANK WORTMANN  
(Name, address and phone of purchaser or lessee)
- (c) \_\_\_\_\_  
(Name, address and phone of attorney)
- (d) \_\_\_\_\_  
(Name, address and phone of broker)

II. Application type:

- ☒ Use variance
- ☐ Area variance
- ☐ Sign variance
- ☐ Special permit

III. Property information:

- (a) R4A WEATHER OAK HILL 4<sup>+</sup> ACRES  
(Zone) (Address) (M B L) (Lot size)
- (b) What other zones lie within 500 ft.? R4-A
- (c) Is a pending sale or lease subject to ZBA approval of this application? yes
- (d) When was property purchased by present owner? \_\_\_\_\_
- (e) Has property been subdivided previously? YES When? 75
- (f) Has property been subject of variance or special permit previously? No When? \_\_\_\_\_
- (g) Has an order-to-remedy violation been issued against the property by the Zoning Inspector? No. If so, when \_\_\_\_\_
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail. \_\_\_\_\_

☒ IV. Use variance:

- (a) Use Variance requested from New Windsor Zoning Local Law, Section 48-9, Table Use Regs., Column A, to allow

~~Construction of three four-family dwelling units on four acre~~  
(Describe proposed use)  
lots.

- (b) The legal standard for a "USE" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

The lots have been up for sale for the past 5 years; numerous  
ads were taken in the various newspapers at a great expense during  
this period of time, to no avail. Cannot be sold as two-family  
parcels due to the size.

☐ V. Area variance:

- (a) Area variance requested from New Windsor Zoning Local Law, Section \_\_\_\_\_, Table \_\_\_\_\_, Column \_\_\_\_\_

<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area _____	_____	_____
Min. Lot Width _____	_____	_____
Reqd. Front Yard _____	_____	_____
Reqd. Side Yards <u>1</u>	<u>1</u>	<u>1</u>
Reqd. Rear Yard _____	_____	_____
Reqd. Street Frontage* _____	_____	_____
Max. Bldg. Hgt. _____	_____	_____
Min. Floor Area* _____	_____	_____
Development Coverage* _____ %	_____ %	_____ %
Floor Area Ratio** _____	_____	_____

\* Residential districts only

\*\* Non-residential districts only

~~at least one of three four-family dwelling units on four acre~~  
(Describe proposed use)  
lots.

- (b) The legal standard for a "USE" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

The lots have been up for sale for the past 5 years; numerous  
ads were taken in the various newspapers at a great expense during  
this period of time, to no avail. Cannot be sold as two-family  
parcels due to the size.

☒ V. Area variance:

- (a) Area variance requested from New Windsor Zoning Local Law, Section \_\_\_\_\_, Table \_\_\_\_\_, Column \_\_\_\_\_

<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area _____	_____	_____
Min. Lot Width _____	_____	_____
Reqd. Front Yard _____	_____	_____
Reqd. Side Yards <u>1</u>	<u>1</u>	<u>1</u>
Reqd. Rear Yard _____	_____	_____
Reqd. Street Frontage* _____	_____	_____
Max. Bldg. Hgt. _____	_____	_____
Min. Floor Area* _____	_____	_____
Development Coverage* _____ %	_____ %	_____ %
Floor Area Ratio** _____	_____	_____

\* Residential districts only

\*\* Non-residential districts only

- (b) The legal standard for an "AREA" variance is practical difficulty. Describe why you feel practical difficulty will result unless the area variance is granted. Also set forth any efforts you have made to alleviate the difficulty other than this application.

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☐ VI. Sign Variance:

- (a) Variance requested from New Windsor Zoning Local Law, Section \_\_\_\_\_, Table \_\_\_\_\_, Column \_\_\_\_\_.

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Sign 1	_____	_____	_____
Sign 2	_____	_____	_____
Sign 3	_____	_____	_____
Sign 4	_____	_____	_____
Sign 5	_____	_____	_____
<hr/>			
Total	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.

- (b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs.

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- (c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

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VI. Sign Variance:

(a) Variance requested from New Windsor Zoning Local Law,  
Section \_\_\_\_\_, Table \_\_\_\_\_, Column \_\_\_\_\_.

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Sign 1	_____	_____	_____
Sign 2	_____	_____	_____
Sign 3	_____	_____	_____
Sign 4	_____	_____	_____
Sign 5	_____	_____	_____
<hr/>			
Total	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.

(b) Describe in detail the sign(s) for which you seek a  
variance, and set forth your reasons for requiring  
extra or oversize signs.

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(c) What is total area in square feet of all signs on premises including  
signs on windows, face of building, and free-standing signs?

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☐ VII. Special Permit:

- (a) Special permit requested under New Windsor Zoning Local Law, Section \_\_\_\_\_, Table \_\_\_\_\_, Column \_\_\_\_\_.
- (b) Describe in detail the use and structures proposed for the special permit.

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☒ VIII. Additional comments:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

The dwellings units will be attractive and will comply with  
the other single family residences in the area. The houses  
will appear to be single family units.

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☒ IX. Attachments required:

- x Copy of letter of referral from Building and Zoning Inspector.
- \_\_\_ Copy of contract of sale, lease or franchise agreement.
- x Copy of tax map showing adjacent properties
- \_\_\_ Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.
- \_\_\_ Copy(ies) of sign(s) with dimensions.
- x Check in amount of \$ 25.00 payable to Town of New Windsor.

Photos of existing premises

- (b) Describe in detail the use and structures proposed for the special permit.

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☒ VIII. Additional comments:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

The dwellings units will be attractive and will comply with  
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- ☐ Copy(ies) of sign(s) with dimensions.
- ☒ Check in amount of \$ 25.00 payable to Town of New Windsor.
- Photos of existing premises which show all present signs and landscaping.
- All photos must be 8" x 10" or be mounted on 8 1/2" x 11" paper.
- ☐ Other

(Official Use Only)

X. AFFIDAVIT.

Date January 26, 1978

STATE OF NEW YORK)

) SS.:

COUNTY OF ORANGE )

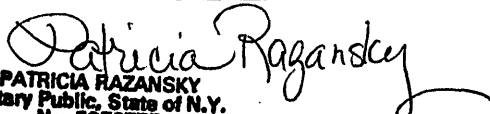
The Undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his knowledge or to the best of his information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance or permit granted if the conditions or situation presented herein are materially changed.



(Applicant)

Sworn to before me this

26th day of January, 1978.

  
PATRICIA RAZANSKY  
Notary Public, State of N.Y.  
No. 6870776  
Appointed in Orange County  
Term Expires Mar. 30, 1978

XI. ZBA Action:

(a) Public Hearing date \_\_\_\_\_

(b) Variance is \_\_\_\_\_

(c) Special Permit is \_\_\_\_\_

(d) Conditions and safeguards \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

A FORMAL DECISION WILL FOLLOW  
WHICH WILL BE ADOPTED BY RESO-

) SS.:

Frank R. Walker  
(Applicant)

*Patricia Razansky*  
**PATRICIA RAZANSKY**  
 Notary Public, State of N.Y.  
 No. 6870778  
 Appointed in Orange County  
 Term Expires Mar. 30, 1928

(a) Public Hearing date \_\_\_\_\_

(b) Variance is \_\_\_\_\_

(c) Special Permit is \_\_\_\_\_

(c) Conditions and safeguards \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

A FORMAL DECISION WILL FOLLOW WHICH WILL BE ADOPTED BY RESOLUTION OF ZONING BOARD OF APPEALS.

295 BROADWAY  
NEWBURGH, N.Y. 12550  
562-2720

*Ashton Rowell*  
*and Associates, Inc.*  
Licensed Real Estate Brokers

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157 SOUTH PLANK RD.  
NEWBURGH, N.Y. 12550  
564-3390

February 25, 1978

TO WHOM IT MAY CONCERN:

RE: 3 Parcels of land, on Weather Oak Hill and Morris Hill Road  
New Windsor, New York

We have listed the above property owned by Frank and Ralph Wartmann at a fair  
market price of \$10,000. So far we have not been able to produce a sale.

*Carmen Rowell (sm)*  
Carmen Rowell, Broker

CR/sm





# *E. S. Panarello & Associates, Inc.*

REALTORS

257 North Plank Road, Newburgh, N. Y. 12550

914 - 562-6800

## BROKERS

EUGENE S. PANARELLO  
*Chairman of the Board*

GEORGE D. ALSDORE, C.R.B.  
*President*

JOSEPH M. LOPIN, G.R.I.  
*Executive Vice President*

EDWIN F. WILLIAMS, JR., G.R.I.  
*Vice President*

B. VICTOR MITCHELL  
*Asst. Vice President*

MARGARET F. WILLIAMS, G.R.I.  
*Asst. Vice President*

MARTIN GORDON  
*Asst. Vice President*

GEORGE K. MOYER  
*Asst. Vice President*

KATHLEEN C. CHESSER  
*Asst. Vice President*

February 24, 1978

Messrs. Ralph & Frank Wortman  
RD #32  
Highland Mills, New York 10930

Gentlemen:

As per our conversation of February 23rd, we have had your three lots, of approximately 4 acres each, on the market since September 3, 1975. Despite our many efforts, we have not been able to sell them.

Sincerely yours,

*Shirley Woolf*  
Shirley Woolf, G.R.I.  
Sales Associate

SW:mpa



"WE NEVER SAY GOODBYE"



*John J. Lease*

REAL ESTATE

313 BROADWAY

P. O. Box 2577

NEWBURGH, N. Y. 12550

914 - 565-2800



REALTOR®

ESTABLISHED 1936

SALES

APPRAISING

MORTGAGE LOANS

**BROKERS**

JOHN J. LEASE, SR.

JOHN J. LEASE, JR.

RICHARD F. LEASE

February 20, 1978

To Whom It May Concern:

On January 20, 1977 Frank Wortman listed for sale three 4 acre lots located off Weather Oak Hill Road, and fronting on Moores Hill Road in the Town of New Windsor, New York. Since that time we have shown the property to 10 clients and to date have been unable to find a purchaser.

The response by these clients indicates that the prime reason for not buying is the tax structure for one family homes, with town sewer, in this particular area of New Windsor.

Although the properties highest and best use is residential, it appears that it is not for one family homes.

Very truly yours,

JOHN J. LEASE REAL ESTATE

*John J. Lease, Jr.*  
John J. Lease, Jr.

JJL/c

TOWN BOARD  
TOWN OF NEW WINDSOR

UNION AVENUE  
NEW WINDSOR, NEW YORK 12550

The following named property owners and taxpayers residing in the Town of New Windsor, New York, are opposed to the granting of a variance for the purpose of erecting three (3) four (4) family dwelling units on Weather Oak Hill and Moore's Hill Road in said town as requested by Robert T. Loeven and Frank Wortmann per attached public notice.

We ask the Board to deny the application and afford the undersigned a right to be heard when the matter is presented on Monday, February 27, 1978.

DATE	SIGNATURE	ADDRESS	WITNESS
2/18/78	Dorothy M. Hansen	30 Weather Oak Hill	W. J. Hornbrook
2-18-78	Robert L. Hansen	30 Weather Oak Hill	W. J. Hornbrook
2-18-78	Walter J. Hornbrook	31 Weather Oak Hill	Robert L. Hansen
2-18-78	Bernice J. Hornbrook	31 Weather Oak Hill	Robert L. Hansen
2-18-78	William Fahr	34 Weather Oak Hill	Robert L. Hansen
2-18-78	Kirsten Fahr	34 Weather Oak Hill	Robert L. Hansen
2-19-78	Pauline Switak	Moore's Hill Road	Robert L. Hansen
2/19/78	Francis J. Switak	Moore's Hill Road	Robert L. Hansen
2/19/78	Jannette Switak	Moore's Hill Rd.	Robert L. Hansen
2/19/78	Frank Bury	Moore's Hill Rd.	Robert L. Hansen
2/19/78	Arnold Bury	Moore's Hill Rd.	Robert L. Hansen
2/19/78	Mae F. Preuss	23 Weather Oak Hill	Robert L. Hansen
2/19/78	John E. Preuss	23 Weather Oak Hill	Robert L. Hansen
2-19-78	Rosquale Vigliatti	17 Weather Oak Hill	Robert L. Hansen
2-19-78	Mary E. Vigliatti	17 Weather Oak Hill	Robert L. Hansen
2-19-78	Earl F. Howard	18 Weather Oak Hill	Robert L. Hansen
2/19/78	Kurt G. Howard	18 Weather Oak Hill	Robert L. Hansen
2/19/78	Katherine A. Bull	14 Weather Oak Hill	Robert L. Hansen
2/19/78	Thyrus Bull	11 Weather Oak Hill	Robert L. Hansen
2/19/78	Patricia Ann Kent	11 Weather Oak Hill	Robert L. Hansen



## TOWN OF NEW WINDSOR

UNION AVENUE  
NEW WINDSOR, NEW YORK 12550

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2-18-78	Walter J. Hornbush	31 Weather Oak Hill	Robert L. Hansen
2-18-78	Bernice J. Hornbush	31 Weather Oak Hill	Robert L. Hansen
2-18-78	William Fahr	34 Weather Oak Hill	Robert L. Hansen
2-18-78	Kirsten Fahr	34 Weather Oak Hill	Robert L. Hansen
2-19-78	Pauline Switak	Moore's Hill Road	Robert L. Hansen
2/19/78	Francis J. Switak	Moore's Hill Road	Robert L. Hansen
2/19/78	Jeanette Switak	Moore's Hill Rd.	Robert L. Hansen
2/19/78	Frank Bury	Moore's Hill Rd.	Robert L. Hansen
2/19/78	Donald Bury	Moore's Hill Rd.	Robert L. Hansen
2/19/78	Mae F. Preuss	23 Weather Oak Hill	Robert L. Hansen
2/19/78	John E. Preuss	23 Weather Oak Hill	Robert L. Hansen
2-19-78	Rosquale Vighatti	17 Weather Oak Hill	Robert L. Hansen
2-19-78	Mary E. Vighatti	17 Weather Oak Hill	Robert L. Hansen
2-19-78	Earl F. Howard	18 Weather Oak Hill	Robert L. Hansen
2/19/78	Kathy D. Howard	18 Weather Oak Hill	Robert L. Hansen
2/19/78	Katherine Bull	14 Weather Oak Hill	Robert L. Hansen
2/19/78	Thyrus Duns	11 Weather Oak Hill	Robert L. Hansen
2/19/78	Patricia Ann Kent	11 Weather Oak Hill	Robert L. Hansen
2/19/78	Nicholas A. Volbringer	10 Weather Oak Hill	Pat Kent
2/19/78	Roseann M. Volbringer	10 Weather Oak Hill	Pat Kent
2/19/78	Mary Pandolfi	12 Weather Oak Hill	Pat Kent
2/19/78	John Pandolfi	12 Weather Oak Hill	Pat Kent
2/20/78	Ch. Hamit	5 Weather Oak Hill	Pat Kent

TOWN BOARD  
TOWN OF NEW WINDSOR

UNION AVENUE  
NEW WINDSOR, NEW YORK 12550

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We ask the Board to deny the application and afford the undersigned a right to be heard when the matter is presented on Monday, February 27, 1978.

DATE	SIGNATURE	ADDRESS	WITNESS
2/20/78	Henry Kamitz	5 Weather Oak Hill	Pat Kent
2/20/78	Joseph P. Minicci Jr.	15 Weather Oak Hill	Pat Kent
2/20/78	Blara M. Spinieri	15 Weather Oak Hill	Pat Kent
2/20/78	Violet Carbone	8 Weather Oak Hill	Pat Kent
2/20/78	Bunny Carbone	8 Weather Oak Hill	Pat Kent
2/20/78	Kenneth M. Bull	14 Weather Oak Hill	Pat Kent
2/21/78	Peter J. DeLuca	16 Weather Oak Hill	Pat Kent
2/21/78	Lillian DeLuca	16 Weather Oak Hill	Pat Kent
2/21/78	W. Roy Crabtree	29 Weather Oak Hill	Robert Z. Herra
2/21/78	R. Rottunier	9 Weather Oak Hill	Robert Z. Herra
2/21/78	Friederike Rottunier	9 Weather Oak Hill	Robert Z. Herra
2/22/78	Harold K. Sloan	R.D. #4 Newburgh, N.Y.	Robert Z. Herra
2/22/78	Charlotte M. Sloan	521 L.B. Rd Newburgh, N.Y.	Robert Z. Herra
2/27/78	Angelo E. Mascioli	184 Union Ave Newburgh, N.Y.	Robert Z. Herra

555 Union Avenue  
New Windsor, N. Y. 12550  
March 1, 1978

Mr. and Mrs. Frank Wortmann  
32 Weather Oak Hill  
New Windsor, N. Y. 12550

RE: APPLICATION FOR USE VARIANCE #78-5  
FRANK and SANDRA WORTMANN

Dear Mr. and Mrs. Wortmann:

This is to confirm that your above application for a use variance before the New Windsor Zoning Board of Appeals was denied at a ~~public hearing~~ held before the Board on Monday evening, February 27, 1978.

Very truly yours,

PATRICIA RAZANSKY, Secretary

/pr

cc: Ernest Spignardo, Chairman  
New Windsor Town Planning Board

Howard Collett  
Town ~~Building~~/Zoning Inspector

January 19, 1978.

Building Inspector:

Dear Howard:

I would like to construct on  
my subdivision on Weather Oak Hill + Moore's  
Hill Rd. a Four family House on Lot # 1

Sincerely  
Frank Watson

32 Weather Oak Hill -

564 - 6349

PUBLIC NOTICE OF HEARING BEFORE  
ZONING BOARD OF APPEALS  
TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the  
TOWN OF NEW WINDSOR, New York will hold a Public Hearing  
pursuant to Section 48-33A of the Zoning Ordinance on the  
following proposition:

Appeal No. 5

Request of ROBERT T. LEOVEN and FRANK WORTMANN

for a VARIANCE ~~SPECIAL USE PERMIT~~ of  
the regulations of the Zoning Ordinance, to permit  
construction of three four-family dwelling units

being a VARIANCE ~~SPECIAL USE PERMIT~~ of  
Section 48-9 - Table of Use Regulations - Column A  
for property situated as follows:

Weather Oak Hill and Moore's Hill Road, Town of  
New Windsor, N. Y.

SAID HEARING will take place on the 27<sup>th</sup> day of February, 1978,  
at the New Windsor Town Hall, 555 Union Avenue, New Windsor, N. Y.  
beginning at 8:15 o'clock P. M.

Mark Storteecky  
Chairman